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**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**LOS ANGELES DIVISION**

In re:

GRAND VIEW FINANCIAL, LLC,

Debtor and Debtor in Possession.

Case No.: 2:17-bk-20125-RK

Chapter 11 Case

**DEBTOR'S (1) FOURTH CHAPTER 11  
CASE STATUS REPORT AND  
(2) REQUEST TO CONTINUE STATUS  
CONFERENCE**

Hearing:

DATE: January 30, 2019

TIME: 11:00 a.m.

PLACE: Courtroom 1675  
255 E. Temple St.  
Los Angeles, CA 90012

Grand View Financial, LLC, the Chapter 11 debtor and debtor in possession herein (the “Debtor”), respectfully submits this fourth status report (the “Fourth Report”) in compliance with the *Order Setting Scheduling And Case Management Conference* entered by the Court, the continued Chapter 11 status conferences held by the Court after the initial Chapter 11 status conference, and the Debtor’s First Chapter 11 Case Status Report (the “First Report”) and Debtor’s Second Chapter 11 Case Status Report and Third Chapter 11 Case Status Report filed in connection therewith.

1  
2       **A. BRIEF DESCRIPTION OF THE DEBTOR'S BUSINESS AND OPERATIONS,**  
3       **IF ANY, AND THE PRINCIPAL ASSETS AND LIABILITIES OF THE**  
4       **ESTATE.**

5           **1. GENERAL BACKGROUND.**

6           On August 17, 2017 (the “Petition Date”), the Debtor commenced its bankruptcy case  
7 by filing a voluntary petition under Chapter 11 of 11 U.S.C. § 101 et seq. (the “Bankruptcy  
8 Code”).<sup>1</sup> The Debtor is operating its estate and managing its financial affairs as a debtor in  
9 possession pursuant to Sections 1107 and 1108. An Official Committee of Unsecured  
Creditors has not been formed.

10           **2. THE DEBTOR'S BUSINESS AND REAL PROPERTY.**

11           The Debtor is a Wyoming limited liability company that was formed in 2015. The  
12 Debtor is in the business of acquiring distressed real property (each a “Property” and,  
13 collectively, the “Properties”) in situations where public records and documents available to the  
14 Debtor demonstrate that the claim allegedly secured by the underlying subject Property (each an  
15 “Alleged Secured Claim” and, collectively, the “Alleged Secured Claims”) and the related trust  
16 deed purportedly securing the Alleged Secured Claim pursuant to a lien on the subject Property  
17 (each an “Alleged Lien” and, collectively, the “Alleged Secured Liens”) suffer from defects  
18 rendering the Alleged Secured Claim and/or related Alleged Lien unenforceable and/or invalid.  
19 The defects are often the same defects that were part of the mortgage crisis and resulting  
20 implosion of the U.S. economy 2007 and/or were the result of efforts by surviving lenders,  
21 servicers, and mortgage trustees to quickly foreclose on and liquidate real estate assets without  
22 following applicable law.

23           In situations where the Debtor identifies a Property it is interested in acquiring, the  
24 Debtor seeks to enter into a group of agreements with the then owner of the Property (each a  
25 “Former Owner” and, collectively, the “Former Owners”) intended to mutually benefit the  
26 Debtor and the Former Owner. In a typical transaction in which the Debtor acquires a Property:

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27           <sup>1</sup> Unless otherwise stated, all Section references herein are to the Bankruptcy Code.  
28

1                         (a)     the Debtor and the Former Owner execute a Real Estate Shared-Equity  
2 Transaction & Purchase and Sale Agreement (each a “Sale Agreement” and, collectively, the  
3 “Sale Agreements”) pursuant to which, among other things, the Former Owner sells the subject  
4 Property to the Debtor in exchange for an Unsecured Promissory Note (each an “Unsecured  
5 Note” and, collectively, the “Unsecured Notes”) from the Debtor in a mutually agreed upon  
6 amount, which Unsecured Note is only payable in the event the Debtor is able to eliminate the  
7 Alleged Lien on the Property (at the sole expense of the Debtor) thereby increasing the equity in  
8 the Property, which is to be shared between the Former Owner and the Debtor according to the  
9 terms of the subject Sale Agreement and Unsecured Note;

10                         (b)     the Former Owner executes a Grant Deed (or sometimes a Warranty Deed or  
11 Quitclaim Deed) transferring title to the Property to the Debtor; and

12                         (c)     the Debtor and the Former Owner execute a Month to Month Rental Agreement  
13 (each a “Rental Agreement” and, collectively, the “Rental Agreements”) whereby the Former  
14 Owner leases back the Property from the Debtor.

15                         Through the Petition Date, the Debtor acquired 42 Properties. In the ordinary course of  
16 its business, the Debtor acquired an additional three Properties after the Petition Date, and the  
17 Debtor may acquire other Properties. Unfortunately, prior to the Petition Date, approximately  
18 28 of the 45 Properties (each a “Foreclosure Property” and, collectively, the “Foreclosure  
19 Properties”) were purportedly foreclosed upon. The Debtor has decided to stop pursuing  
20 recovery on 22 of the Foreclosed Properties. Thus, at present, the Debtor has an interest in  
21 and/or is pursuing recovery on approximately 23 Properties.

22 **B.     THE PRINCIPAL ASSETS AND LIABILITIES OF THE DEBTOR AND ITS**  
23 **ESTATE.**

24                         The Debtor’s principal assets are the Properties in which the Debtor has an interest,  
25 which have an estimated current fair market value of approximately \$33.2 million.

26                         The Debtor’s principal liabilities include the Alleged Secured Claims, which are  
27 allegedly secured by the Alleged Liens on the Properties, and which Alleged Secured Claims

1 total approximately \$25.067 million. As discussed herein, the Debtor disputes the validity of  
2 the Alleged Secured Claims and Alleged Liens and intends to challenge them in the context of  
3 the Debtor's bankruptcy case. The Debtor also challenges the validity of the foreclosures on the  
4 Foreclosed Properties. The elimination of some or all of the Alleged Secured Claims and  
5 Alleged Liens and the recovery of some or all of the Foreclosed Properties would create  
6 substantial equity in the Properties for the benefit of the holders of other allowed claims and  
7 interests.

8         The second principal liability of the Debtor is for general unsecured claims evidenced by  
9 the Unsecured Notes, which were issued by the Debtor to the Former Owners as part of the  
10 consideration in exchange for the Properties. The claims evidenced by the Unsecured Notes  
11 total approximately \$15.7 million.

12 **C. WHAT PRECIPITATED THE BANKRUPTCY FILING?**

13         On the Petition Date of August 17, 2017, the Debtor filed the instant Chapter 11  
14 bankruptcy case in order to, *inter alia*, (1) address and resolve various claims against the  
15 Debtor, including, but not limited to the Alleged Secured Claims, (2) where necessary,  
16 invalidate purported pre-Petition Date foreclosures on the Foreclosure Properties and/or avoid  
17 alleged transfers pursuant to purported pre-Petition Date foreclosures on the Foreclosure  
18 Properties and recover title to the Foreclosed Properties, (3) facilitate the sale of the Debtor's  
19 Properties free and clear of all liens, claims, and interests, and (4) propose and confirm a  
20 Chapter 11 plan of reorganization.

21         As of the Petition Date, the Debtor intended (1) to initiate adversary proceedings (each  
22 an "Adversary" and, collectively, the "Adversary Proceedings") and/or claim objections (each a  
23 "Claim Objection" and, collectively, the "Claim Objections") to (a) invalidate, reverse, or avoid  
24 the purported foreclosures on the Foreclosure Properties and (b) challenge and eliminate all of  
25 the Alleged Secured Claims and related Alleged Liens, (2) to sell the resulting unencumbered  
26 Properties for the highest and best price (subject to any rights of first refusal a Former Owner  
27 may have to repurchase the subject Property), and (3) to propose and confirm a Plan whereby all  
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1 allowed secured claims (which the Debtor believes will be limited to some tax claims against  
2 certain of the Properties), administrative claims, priority claims, and general unsecured claims  
3 (largely if not entirely comprised of amounts payable to the Former Owners pursuant to the  
4 Unsecured Notes) will be paid in full, with the surplus distributed to the Debtor's owners, which  
5 was the Debtor's original exit strategy.

6 While the Debtor disputes the enforceability and validity of the Alleged Secured Claims  
7 and Alleged Liens forming the purported basis for the foreclosures on the Foreclosure  
8 Properties and/or the standing of the parties effectuating the foreclosures and, therefore, the  
9 validity of the purported foreclosures on the Foreclosure Properties, the Debtor has decided to  
10 somewhat alter its original bankruptcy and exit strategy. More specifically, the Debtor took  
11 actions, including the initiation of Adversary Proceedings (which included Claim Objections),  
12 in an effort to invalidate, reverse, or avoid the purported foreclosures on certain of the  
13 Foreclosure Properties and to challenge certain related the Alleged Secured Claims and Alleged  
14 Liens forming the purported basis for the foreclosures on the Foreclosure Properties. However,  
15 the Debtor, in an exercise of its business judgment, later determined that the cost of pursuing  
16 most other potential Adversary Proceedings and Claim Objections likely outweighed the benefit  
17 to be gained in such Adversary Proceedings and Claim Objections, particularly when  
18 considering prior results before this Court, the costs of litigating the Adversary Proceedings and  
19 Claim Objections, and the delay and risks inherent in litigating Adversary Proceedings and  
20 Claim Objections pertaining to the Foreclosed Properties that are the subject of the Rejected  
21 Purchase Agreements (as defined below).

22 Based on the foregoing and other factors, the Debtor, in an exercise of its business  
23 judgment, decided that it made better sense to reject 22 of the 28 all of the Purchase Agreements  
24 relating to Foreclosed Properties (the "Rejected Purchase Agreements"), to stop seeking  
25 recovery on such Foreclosed Properties, and to instead focus on selling the 17 Properties that  
26 are non-Foreclosed Properties and continuing to litigate Adversary Proceedings and Claim  
27 Objections related to six of the Foreclosed Properties.

28

1           The Debtor intends to seek to sell such non-Foreclosed Properties free and clear of liens,  
2 claims, encumbrances, and interests (with certain exceptions), with such liens, claims,  
3 encumbrances, and interests attaching to the proceeds of sale. Once non-Foreclosed Properties  
4 are sold, to the extent a consensual resolution cannot be reached regarding the disposition of  
5 sale proceeds as among the Debtor and any holders of Alleged Secured Claims and Alleged  
6 Secured Liens (and possibly any Former Owners), the Debtor will litigate, in contested Claim  
7 Objections or Adversary Proceedings, with the holders of Alleged Secured Claims and Alleged  
8 Secured Liens (and possibly any Former Owners) pertaining to the non-Foreclosed Properties,  
9 to determine their claims and, therefore, the appropriate distribution of the proceeds from the  
10 sale of the subject non-foreclosed Property.

11           The Debtor already initiated seven adversary proceedings (the “Adversaries”) to  
12 challenge certain Alleged Secured Claims and Alleged Liens, as well as certain foreclosures on  
13 certain Foreclosed Properties. To date, five of the Adversaries were voluntarily dismissed and  
14 the other two are pending.

15           The Debtor believes that the foregoing is more likely to result in a higher net benefit to  
16 the estate than litigating all Adversary Proceedings and Claim Objections regarding the  
17 Foreclosed Properties.

18 **D. WHAT DOES THE DEBTOR HOPE TO ACCOMPLISH IN THIS CHAPTER 11**  
19 **CASE?**

20           *See Paragraph C above.*

21 **E. WHAT ARE THE PRINCIPAL DISPUTES OR PROBLEMS LIKELY TO BE**  
22 **ENCOUNTERED DURING THE COURSE OF THE DEBTOR'S**  
23 **REORGANIZATION EFFORTS?**

24           The principle disputes likely to be encountered during the course of the Debtor's  
25 reorganization relate to the Debtor's efforts to recover interests in Properties purportedly  
26 foreclosed upon pre-petition pursuant to the Adversaries and to challenge and eliminate some or  
27 all of the Alleged Secured Claims and/or Alleged Liens pursuant to settlement, Adversaries,  
Claim Objections, or other appropriate procedural means.

1       **F. HOW DOES THE DEBTOR RECOMMEND THAT THESE DISPUTES BE**  
2       **RESOLVED AND WHY?**

3           The Debtor recommends that the disputes between the Debtor and the holders of the  
4       Alleged Secured Claims (the “Alleged Secured Creditors”) and any parties that foreclosed on  
5       the Foreclosed Properties be resolved through settlement, Adversaries, Claim Objections, or  
6       other appropriate procedural means.

7       **G. HAS THE DEBTOR COMPLIED WITH ALL OF HER DUTIES UNDER 11**  
8       **U.S.C. §§ 521, 1106 AND 1107 AND ALL APPLICABLE GUIDELINES OF THE**  
9       **OFFICE OF THE UNITED STATES TRUSTEE?**

10          The Debtor submitted its 7-Day Package with the UST and the Debtor believes that the 7-  
11       Day Package is now complete.

12          The Debtor timely filed its Schedules of Assets and Liabilities, Statement of Financial  
13       Affairs (the “Schedules”) and other related documents on the Petition Date. On February 27,  
14       2018, the Debtor filed amended Schedules (the “Amended Schedules”).

15          The Debtor appeared at its Initial Debtor Interview. The Debtor appeared at, and  
16       participated in, its Section 341(a) Meeting of Creditors on September 9, 2017, which was  
17       continued to November 21, 2017 to allow for additional questions by the UST and creditors that  
18       appeared at the initial Section 341(a) Meeting of Creditors and so that the UST and such  
19       creditors could also ask questions to Robert Sedlar, the Debtor’s President, who was unable to  
20       attend the initial Section 341(a) Meeting of Creditors, at which the Steve Rogers, the Debtor’s  
21       Managing Member and Vice President appeared on behalf of the Debtor. The Debtor attended,  
22       and participated in, the continued Section 341(a) Meeting of Creditors held on November 21,  
23       2017 through the appearance of Mr. Sedlar. The Debtor attended, and participated in, the  
24       continued Section 341(a) Meeting of Creditors held on April 3, 2018 through the appearance of  
25       Mr. Rogers and Mr. Sedlar and at the further continued Section 341(a) Meeting of Creditors held  
26       on May 15, 2018. In connection with the foregoing Section 341(a) Meetings of Creditors, the  
27       Debtor has produced numerous documents to the UST per its request. After the foregoing, the  
28       UST concluded the Debtor’s Section 341(a) Meeting of Creditors.

1       **H. DO ANY PARTIES CLAIM AN INTEREST IN CASH COLLATERAL OF THE**  
2       **DEBTOR?**

3           The Debtor believes that the Alleged Secured Creditors claim an interest in the rents  
4           from the Debtor's Properties upon which the Alleged Secured Creditors have Alleged Liens as  
5           the Alleged Secured Creditor's cash collateral. As discussed above, the Debtor disputes and  
6           intends to challenge the Alleged Secured Creditors' Alleged Secured Claims and Alleged Liens.  
7           With that said, the Debtor acknowledges that it cannot utilize any alleged cash collateral without  
8           consent from the appropriate Alleged Secured Creditors or an order of the Bankruptcy Court.  
9           Therefore, at present, the Debtor is not spending any rent proceeds from the Properties.

10      **I. IS THE DEBTOR USING CASH THAT ANY PARTY CLAIMS AS ITS CASH**  
11      **COLLATERAL?**

12           Per Paragraph H, the Debtor is not using any cash that any party claims as its cash  
13           collateral.

14      **J. THE IDENTITY OF ALL PROFESSIONALS RETAINED OR TO BE RETAINED**  
15      **BY THE ESTATE, THE DATES ON WHICH APPLICATIONS FOR**  
16      **EMPLOYMENT OF SUCH PROFESSIONALS WERE FILED, THE DATES ON**  
17      **WHICH ORDERS WERE ENTERED, AND A GENERAL DESCRIPTION OF**  
18      **THE TYPE OF SERVICES TO BE RENDERED BY EACH OR THE PURPOSE**  
19      **OF THE EMPLOYMENT.**

20           On August 29, 2017, the Debtor filed and served its application to employ Levene, Neale,  
21           Bender, Yoo & Brill L.L.P. as the Debtor's general bankruptcy counsel to, among other things,  
22           prosecute the bankruptcy case, Avoidance Actions, and Claim Objections. On October 30, 2017,  
23           the Court entered an order granting the application.

24           On September 20, 2017, the Debtor filed and served its application to employ Keller  
25           Williams Realty and KW Commercial as the Debtor's real estate broker in connection with the  
26           sale of any of the Properties. On November 3, 2017, the Court entered an order granting the  
27           application.

28           On November 29, 2017, the Debtor filed and served its application to employ Landsberg  
29           Law APC as the Debtor's special litigation counsel to represent the Debtor in regard to land-lord  
30           tenant disputes, including unlawful detainer actions. On December 20, 2017, the Court entered

1 an order granting the application.

2 The Debtor intends to file applications to employ an accountant and special litigation  
3 counsel for a probate action regarding one of the Properties that is proceeding after the plaintiff  
4 therein obtained relief from stay.

5 **K. IN OPERATING CASES, EVIDENCE REGARDING PROJECTED INCOME**  
**AND EXPENSES FOR THE FIRST SIX MONTHS OF THE CASE.**

6 A true and correct copy of a cash flow budget for the first six months of the case is  
7 attached hereto as Exhibit "1," which is the same budget that was attached to the First Report.  
8

9 **L. PROPOSED DEADLINES FOR THE FILING OF CLAIMS AND OBJECTIONS.**

10 The Court set a general claims bar date of May 4, 2018 and the Debtor provided notice  
11 thereof to all creditors and parties in interest.

12 **M. PROPOSED DEADLINE FOR THE FILING OF A PLAN AND DISCLOSURE**  
**STATEMENT.**

13 As discussed above, the extent of equity in the Properties that can be utilized to fund a  
14 plan is largely dependent upon (1) the Debtor's success in prosecuting the Adversaries and Claim  
15 Objections and (2) the ultimate sales price received from sales of the Properties. Given the  
16 foregoing, the Debtor respectfully submits that it is premature to set a deadline for the filing of a  
17 disclosure statement and plan.

18 On a related note, to date, the Debtor has sought and obtained extensions of the Debtor's  
19 exclusivity periods.

20 **N. A DISCUSSION OF ANY SIGNIFICANT UNEXPIRED LEASES AND**  
**EXECUTORY CONTRACTS TO WHICH THE DEBTOR IS A PARTY AND**  
**THE DEBTOR'S INTENTIONS WITH REGARD TO THESE LEASES AND**  
**CONTRACTS.**

21 The Debtor is party to a number of month-to-month Rental Agreements pursuant to  
22 which the Debtor, as landlord, leases certain Properties back to the Former Owners or other third  
23 parties. Assuming tenants remain current on rent payment obligations, the Debtor intends to  
24 keep such Rental Agreements intact pending successful Claim Objections and subsequent sales  
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1 of Properties. With that said, as noted above, the Debtor may reject Sale Agreements and Rental  
2 Agreements with Former Owners regarding many or all of the Foreclosed Properties.

3 **O. REQUEST TO CONTINUE STATUS CONFERENCE.**

4 The Debtor respectfully requests that the Chapter 11 Status Conference be continued for  
5 120 to 180 days so that the Debtor can continue to facilitate its exit strategy. At that point, the  
6 Debtor will have more to report to the Court.

7 Dated: January 3, 2019

**GRAND VIEW FINANCIAL, LLC**

8  
9 By: Todd M. Arnold  
10 TODD M. ARNOLD  
11 LEVENE, NEALE, BENDER, YOO  
12 & BRILL L.L.P.  
13 Attorneys for Debtor and  
14 Debtor in Possession

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	<u>August 17 - 31, 2017</u>	<u>Sep-17</u>	<u>Oct-17</u>	<u>Nov-17</u>	<u>Dec-17</u>	<u>Jan-18</u>	<u>Feb-18</u>	<u>TOTAL</u>	<u>NOTES</u>
<b>BEGINNING CASH (Approx.)</b>	\$ 8,477.58	\$ 8,477.58	\$ 29,485.58	\$ 50,168.58	\$ 71,176.58	\$ 92,184.58	\$ 112,867.58		
<b>INCOME</b>									
RENT	\$ -	\$ 21,008.00	\$ 21,008.00	\$ 21,008.00	\$ 21,008.00	\$ 21,008.00	\$ 21,008.00	\$ 126,048.00	
OTHER	\$ -	\$ -	\$ -	\$ -				\$ -	
<b>TOTAL INCOME</b>	<b>\$ -</b>	<b>\$ 21,008.00</b>	<b>\$ 21,008.00</b>	<b>\$ 126,048.00</b>					
<b>EXPENSES*</b>									
REAL PROPERTY INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
PAYROLL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LEGAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Accrued
ALLEGED SECURED CREDITOR PAYMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments on disputed /invalid claims
UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
OFFICE RENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BANK FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
REAL PROPERTY TAXES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
U.S. TRUSTEE FEES	\$ -	\$ -	\$ 325.00	\$ -	\$ -	\$ 325.00	\$ -	\$ 650.00	
<b>TOTAL EXPENSE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 325.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 325.00</b>	<b>\$ -</b>	<b>\$ 650.00</b>	
<b>ENDING CASH:</b>	<b>\$ 8,477.58</b>	<b>\$ 29,485.58</b>	<b>\$ 50,168.58</b>	<b>\$ 71,176.58</b>	<b>\$ 92,184.58</b>	<b>\$ 112,867.58</b>	<b>\$ 133,875.58</b>		

\* Any amounts to be paid will be paid from (1) non-cash collateral funds, (2) cash collateral funds with the consent of the appropriate Alleged Secured Creditor or an order of the Court, or (3) equity contributions or gifts from third-parties.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled: **DEBTOR'S (1) FOURTH CHAPTER 11 CASE STATUS REPORT AND (2) REQUEST TO CONTINUE STATUS CONFERENCE** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **January 3, 2019**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Todd M Arnold tma@lnbyb.com
- Michael Jay Berger michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com; michael.berger@ecf.inforuptcy.com
- Marcus T Brown marcus@marcusbrownlaw.com, sarah@marcusbrownlaw.com
- Matthew R. Clark bankruptcyeefs@gmail.com, mclark@ecf.courtdrive.com
- Theron S Covey tcovey@rasflaw.com, CAEFC@tblaw.com
- Douglas A Crowder dcrowder@crowderlaw.com, bknotices@americandebtlaw.com
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- Edward A Treder cdcaecf@bdfgroup.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Larry D Webb Webblaw@gmail.com, larry@webblaw.onmicrosoft.com; r51666@notify.bestcase.com
- Sharon Z. Weiss sharon.weiss@bclplaw.com, raul.morales@bclplaw.com
- Bethany Wojtanowicz bethanyw@w-legal.com, BNC@w-legal.com
- Hatty K Yip hatty.yip@usdoj.gov
- Kristin A Zilberstein ecfnotifications@ghidottilaw.com

**2. SERVED BY UNITED STATES MAIL:** On January 3, 2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Robert N. Kwan  
United States Bankruptcy Court  
255 E. Temple Street, Suite 1682  
/ Courtroom 1675  
Los Angeles, CA 90012

Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **January 3, 2019**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

January 3, 2019 Lourdes Cruz /s/ Lourdes Cruz  
Date Type Name Signature

Grand View Financial LLC  
20 Largest  
File No. 8277

Grand View Financial LLC  
8939 S Sepulveda Blvd., Suite 103  
Los Angeles, CA 90045

Kenneth G Lau  
Office of the United States Trustee  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017

**RSN U.S. BANK NATIONAL ASSOCIATION.**  
AS TRUSTEE, SUCCESSOR IN INTEREST  
TO WACHOVIA BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR J.P.  
MORGAN MORTGAGE TRUST 2005-A3,  
MORTGAGE PASS-THROUGH  
CERTIFICATES  
C/O RAS CRANE, LLC  
BANKRUPTCY DEPARTMENT  
10700 ABBOTT'S BRIDGE ROAD  
SUITE 170  
DULUTH, GA 30097

Amador County Tax Collector **RSN**  
Attn: Michael E. Ryan  
810 Court Street  
Jackson, CA 95642

Angela Leung  
3217 Acalanes Avenue  
Lafayette, CA 94549-3206

Daniel Golden  
21360 Crestwind Drive  
San Marcos, CA 92078-5000

David & Leah Manaoat  
102 Sonora Court  
Oakley, CA 94561-3953

E. Greg Somerville  
4916 Saint Andrews Drive  
Stockton, CA 95219-1917

Ellen & Clyde Davenport  
5555 Thayer Lane  
San Ramon, CA 94582-3067

Frankie Cheung  
1765 Valdez Way  
Fremont, CA 94539-3662

Gary & Johanna Lohse  
7394 N Meridian Road  
Vacaville, CA 95688-9607

Heather Hartig  
324 Manor Drive  
Pacifica, CA 94044

James Yocum  
3417 Danner Circle  
Birmingham, AL 35243

John & Sonja Tombarelli  
4129 South Conklin Road  
Greenacres, WA 99016-9789

Lehman Brothers  
400 Professional Drive  
Gaithersburg, MD 20879

Marc & Michelle Griffith  
6020 Heatherton Drive  
Somis, CA 93066-9611

Leslie Edwards  
17287 W. Summerfield Road  
Post Falls, ID 83854

Lorraine Moller  
2525 Arapahoe, Suite 500  
Boulder, CO 80302-6720

Robert & Pamela Gabriel  
3 Sayles Street  
Greenwich, CT 06807-2142

Robert & Pamela Gabriel  
18 Sherman Avenue  
Greenwich, CT 06830-6046

Robert & Pamela Gabriel  
21 Richmond Hill Road  
Greenwich, CT 06831-2525

Sunil & L. Lori Wadhwa  
747 Sturbridge Drive  
Folsom, CA 95630-6166

Robert Burns  
690 Heather Court  
Pacifica, CA 94044-2141

Stella Tan  
4525-4527 Lincoln Way  
San Francisco, CA 94122-1128